



# **SPECIAL MAGISTRATE HEARING AGENDA**

**APRIL 07, 2016**

**9:00 A.M.**

**COMMISSION MEETING ROOM  
CITY HALL**

**100 N ANDREWS AVE**

**ROSE-ANN FLYNN  
PRESIDING**

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 1

---

**NEW BUSINESS**

---

CASE NO: CE15081687  
CASE ADDR: 131 FLORIDA AVE  
OWNER: SAPP, CALVIN & LUCILLE K  
INSPECTOR: DEANGLIS GIBSON

VIOLATIONS: 9-305 (b)  
THE LANDSCAPING AT THIS PROPERTY HAS BECOME UNSIGHTLY  
WITH GRASS GROWING OVER THE SIDEWALK, GROWING UP THE FENCE  
AND HAS NOT BEEN WELL MAINTAINED.

9-304 (b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE LAWN.

47-34.1.A.1.  
THERE IS OUTDOOR STORAGE THROUGHOUT THIS PROPERTY  
TO INCLUDE CONSTRUCTION SUPPLIES AUTO PARTS ETC

9-280 (h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR.

---

CASE NO: CE15102519  
CASE ADDR: 3001 E OAKLAND PARK BLVD  
OWNER: CHH-GD FORT LAUDERDALE REALTY LLC  
INSPECTOR: ROBERT MASULA

VIOLATIONS: 24-11 (c)  
THIS CONSTRUCTION SITE DOES NOT HAVE THE PROPER SAFETY  
MEASURES AND/OR SAFETY PRECAUTIONS IN PLACE, TO PROTECT  
CONSTRUCTION RELATED DEBRIS FROM FALLING OR LANDING ON THE  
ADJOINING PROPERTY, DIRECTLY TO THE NORTH OF THIS JOBSITE.  
BASED ON MY SITE VISIT ON FRIDAY OCTOBER 30TH, 2015 THE  
UNSAFE JOBSITE SAFETY CONDITION POSES AN EMANATE DANGER  
TO THE ADJOINING PROPERTY AT THIS TIME.

FBC(2014) 3307.1  
THIS CONSTRUCTION SITE DOES NOT HAVE THE PROPER  
SAFETY MEASURES AND/ OR SAFETY PRECAUTIONS IN  
PLACE TO PROTECT CONSTRUCTION RELATED DEBRIS FROM  
FALLING OR LANDING ON THE ADJOINING PROPERTY  
DIRECTLY TO THE NORTH OF THIS JOBSITE. BASED ON MY  
SITE VISIT ON FRIDAY OCTOBER 30TH, 2015 THE UNSAFE  
JOBSITE SAFETY CONDITION POSES AN EMANATE DANGER  
TO THE ADJOINING PROPERTY AT THIS TIME.

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 2

CASE NO: CE16021137  
CASE ADDR: 6151 NW 31 WY  
OWNER: MOPPERT, JANET  
INSPECTOR: MARY RICH

VIOLATIONS: 18-1.

THERE IS AN ACTIVE BEE INFESTATION LOCATED ON THE  
SOUTHSIDE BUILDING WALL OF THIS TOWNHOME UNIT. THE  
BEES WERE OBSERVED SWARMING AND ENTERING/EXITING  
BUILDING WALL AREA ON SOUTHSIDE OF PROPERTY. THE  
ACTIVE BEE INFESTATION IS CREATING A PUBLIC  
NUISANCE THAT ADVERSELY AFFECTS THE HEALTH, SAFETY  
AND WELFARE OF THE NEIGHBORING PROPERTY.

---

CASE NO: CE16020406  
CASE ADDR: 4881 NW 9 TER  
OWNER: CHARLES, ANNEMISE  
INSPECTOR: MARY RICH

VIOLATIONS: 18-4(c)

THERE IS A DERELICT GOLD FORD VEHICLE WITH NO  
VISIBLE TAG DISPLAYED PARKED ON THE PROPERTY.

---

CASE NO: CE16030481  
CASE ADDR: 2513 TORTUGAS LN  
OWNER: GROSS, NOAH & WEIL, MARK  
INSPECTOR: JOSE ABIN

VIOLATIONS: 9-259

AFTER FIRE DAMAGED DWELLING ORIGINAL DOCUMENTATION NOT  
PROVIDED FOR THE APPROVAL TO OCCUPY THE PORTION OF THE  
RESIDENCE THAT HAS BEEN CLAIMED TO BE UNDAMAGED. OCCUPANCY  
IS POTENTIALLY HAZARDOUS AND LIFE THREATENING.

---

CASE NO: CE16030780  
CASE ADDR: 1240 BAYVIEW DR  
OWNER: 1240 BAYVIEW LLC  
INSPECTOR: JOSE ABIN

VIOLATIONS: 17-7.4.b.

VIOLATED CITY ORDINANCE BY STATING CONSTRUCTION  
AND RUNNING MACHINERY AND POWER TOOLS PRIOR TO THE  
8:00 AM ALLOWABLE TIME PER CITY OF FORT LAUDERDALE  
NOISE ORDINANCE.

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 3

CASE NO: CE15110554  
CASE ADDR: 1400 BAYVIEW DR  
OWNER: BAYVIEW RESIDENCES LLC  
INSPECTOR: INGRID GOTTLIEB

VIOLATIONS: 8-91.(c)  
THE DOCK AT THIS PROPERTY IS IN DISREPAIR.

---

CASE NO: CE15111262  
CASE ADDR: 2530 N FEDERAL HWY  
OWNER: DWV REAL PROPERTY INC  
INSPECTOR: INGRID GOTTLIEB

VIOLATIONS: 24-27.(f)  
THE DUMPSTER LIDS ARE LEFT OPEN ON A CONTINUAL  
BASIS, AND TRASH OVERFLOWS ON OCCASION.

47-19.4.D.8.  
THE DUMPSTER ENCLOSURE AREA IS NOT BEING MAINTAINED IN A  
CLEAN AND SANITARY CONDITION.

---

CASE NO: CE15120854  
CASE ADDR: 3080 NW 17 CT  
OWNER: MARTIN, THERESA  
INSPECTOR: INGRID GOTTLIEB

VIOLATIONS: 47-34.1.A.1.  
THERE IS OUTDOOR STORAGE ON THIS RESIDENTIAL RS-8 ZONED  
PROPERTY. THIS IS NOT A PERMITTED LAND USE IN RS-8 ZONING.  
THIS IS A RECURRING VIOLATION OF CASE #CE12051443. THIS  
CASE MAY BE PRESENTED TO THE SPECIAL MAGISTRATE, EVEN IF  
THE VIOLATION IS BROUGHT INTO COMPLIANCE PRIOR TO THE  
HEARING.

---

CASE NO: CE16020212  
CASE ADDR: 705 SW 13 AVE  
OWNER: YAH-2015-1 BORROWER LLC  
INSPECTOR: LINDA HOLLOWAY

VIOLATIONS: 9-306  
THE WHITE FENCE IN THE FRONT OF THIS PROPERTY IS NOT BEING  
MAINTAINED. THE PAINT HAS BECOME DIRTY AND/OR STAINED.

9-280(h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR. THERE IS A  
SECTION OF THE FENCE THAT HAS FALLEN DOWN ONTO THE  
NEIGHBORING PROPERTY.

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 4

CASE NO: CE16011251  
CASE ADDR: 1551 DAVIE BLVD  
OWNER: AMERICAN ONE INC  
INSPECTOR: LINDA HOLLOWAY

VIOLATIONS: 9-278 (g)  
THERE ARE WINDOWS THAT HAVE DAMAGED/TORN/MISSING  
WINDOW SCREENS.

9-279 (g)  
THE PLUMBING FIXTURE IN THE BATHROOM SINK IS IN DISREPAIR.  
THE STOPPER IS BROKEN AND IS NEED OF REPLACEMENT.

9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT  
MAINTAINED, INCLUDING BUT NOT LIMITED TO WINDOWS THAT ARE  
DAMAGED AND/OR IN DISREPAIR, BOARDED AND MISSING JALOUSIES  
DOORS ARE DIRTY AND HAVE ROTTED WOOD. THERE ARE AREAS ON  
THE FASCIA AND EAVES THAT HAVE ROTTED WOOD AND ARE IN NEED  
OF REPLACING. THERE ARE CRACKS AND HOLES ON THE INTERIOR  
WALLS AND CEILINGS THAT REQUIRE RESEALING AND RESURFACING.

9-280 (d)  
THE CABINETS ARE IN DISREPAIR WITH BROKEN AND/OR  
MISSING DRAWERS.

9-280 (g)  
THE ELECTRIC IS IN DISREPAIR AND NOT MAINTAINED IN  
SAFE WORKING CONDITION AS THERE ARE SOCKETS THAT  
ARE MISSING THE REQUIRED ELECTRICAL SOCKET COVERS.

9-306  
THE EXTERIOR BUILDING WALLS/FASCIA/SOFFIT HAS NOT  
BEEN MAINTAINED. THE EXTERIOR BUILDING WALLS ARE  
STAINED AND DIRTY.

---

CASE NO: CT16012065  
CASE ADDR: 500 E LAS OLAS BLVD  
OWNER: LOYCA PROPERTY OWNER LLC  
INSPECTOR: LINDA HOLLOWAY

VIOLATIONS: 17-7.4.b.  
THERE IS CONSTRUCTION WORK GENERATING NOISE BEFORE  
THE PERMITTED HOURS.

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 5

CASE NO: CE14121471  
CASE ADDR: 3430 GALT OCEAN DR # 501  
OWNER: URQUHART, WILLIAM S  
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2010) 105.11.2.1  
THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:  
BUILDING PERMIT #11081076 (#501 KITCHEN & 1 BATHROOM)  
BUILDING PERMIT #11070036 (#501 KITCHEN REMODEL)  
ELECTRICAL PERMIT #11032195 (#501- INTERIOR RENOVATION)  
ELECTRICAL PERMIT #11032197 (# 501 ELECTRICAL FOR  
INTERIOR RENOVATION)  
ELECTRICAL PERMIT #11081080 (#501 ELECTRIC FOR  
KITCHEN & 1 BATH)

FBC(2010) 110.9  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVER-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

-----  
CASE NO: CE15040922  
CASE ADDR: 417 COCONUT ISLE  
OWNER: GARCIA, LUISA F  
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2010) 105.11.2.1  
THE FOLLOWING PERMITS WERE LEFT TO EXPIRE. THE  
POOL WAS FINISHED AND TODAY IT REMAINS WORK  
WITHOUT A PERMIT. THERE ARE ALSO LIVE SAFETY  
VIOLATIONS BECAUSE THE ELECTRICAL SYSTEM HAS NOT  
BEEN FINALLED AND THE CHILD BARRIERS HAVE NOT BEEN  
APPROVED. THERE'S NO C.O. ISSUED ON THE MASTER.  
1. ELECTRICAL PERMIT #13010037 (EPOOL/SPAR)  
2. PLUMBING PERMIT #13010036 (PPOOL)  
3. BUILDING PERMIT #13010015 (BPOOLSPASF)  
4. PLUMBING PERMIT #10061350 (PPLUMSFRNU)  
5. BUILDING PERMIT #10061332 (BNEWRLM) FINISHED.  
NO C.O. ISSUED

FBC(2010) 110.9  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

-----

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 6

CASE NO: CE15110028  
CASE ADDR: 1647 NW 15 TER  
OWNER: GOODMAN FAMILY TR CASTILLO, OSCAR A  
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND  
THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS  
A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED  
THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA  
BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS  
DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE  
SECTION 116.2.1.3.1.:  
ELECTRICAL PERMIT #05042451 (ELECT SERV CHG  
UPGRADE TO 200 AMP)

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

-----  
CASE NO: CE15110983  
CASE ADDR: 1005 S FEDERAL HWY  
OWNER: FIRST CHURCH OF CHRIST SCIENTIST  
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND  
THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS  
A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED  
THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA  
BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS  
DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE  
SECTION 116.2.1.3.1.:  
ELECTRICAL PERMIT #05120958 (SERVICE REPAIR DUE TO  
STORM)

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

-----

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 7

CASE NO: CE15120444  
CASE ADDR: 3311 NE 16 PL  
OWNER: GOCH, MICHAEL D  
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:  
ELECTRICAL PERMIT #14060729 (SERVICE CHANGE TO UNDERGROUND)

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

-----  
CASE NO: CE15101634  
CASE ADDR: 2101 SW 10 AVE  
OWNER: HILL, JOHN HENRY H/E FERRARO, HEDWIG R  
INSPECTOR: JESSIKA EPLEY

VIOLATIONS: 9-280(b)  
THE GARAGE DOOR ON THIS PROPERTY HAS BECOME DETERIORATED AND NOT MAINTAINED. THERE IS A LARGE HOLE IN THE BOTTOM AND MANY AREAS WITH PEELING PAINT.

9-304(b)  
THERE ARE VEHICLES PARKED ALL OVER THE LAWN OF THIS PROPERTY.

-----  
CASE NO: CE15102035  
CASE ADDR: 812 SW 29 ST  
OWNER: LOVEDAY, GEORGE MICHAEL  
INSPECTOR: JESSIKA EPLEY

VIOLATIONS: 47-34.4 B.  
THERE ARE 2 WATERCRAFTS AND A SMALL RECREATIONAL TRAILER BEING STORED OVERNIGHT ON THIS RESIDENTIAL PROPERTY IN PLAIN-VIEW. THIS IS A VIOLATION FOR AN RM-15 ZONED PROPERTY.

-----



CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 8

CASE NO: CE15102013  
CASE ADDR: 1040 SW 30 ST  
OWNER: OLMEDA, RAPHAEL & GIRONA, JULIA  
INSPECTOR: JESSIKA EPLEY

VIOLATIONS: 9-280 (h) (1)  
THE WOODEN FENCE AT THIS PROPERTY HAS NOT BEEN  
MAINTAINED IN REASONABLE GOOD REPAIR.

9-304 (b)  
THERE ARE VEHICLES PARKED ON THE LAWN. CONTINUOUS  
PARKING OF VEHICLES ON THE LAWN HAS CAUSED THE  
GRASS TO DIE AND AS A RESULT THERE ARE BARE AREAS  
OF SAND AND DIRT.

9-305 (a)  
THE LANDSCAPE AT THIS OCCUPIED PROPERTY HAS NOT  
BEEN MAINTAINED. THE LAWN IS OVERGROWN IN SOME  
AREAS AND IN OTHER AREAS THE LIVING GROUND COVER  
IS MISSING DUE TO CONTINUOUS PARKING OF VEHICLES  
ON THE GRASS.

---

CASE NO: CE15110021  
CASE ADDR: 1431 SW 27 CT  
OWNER: STEUERWALD, EDGAR K  
INSPECTOR: JESSIKA EPLEY

VIOLATIONS: 47-21.16.A.  
THE FICUS TREE ON THIS PROPERTY HAS BECOME  
DISEASED. IT HAS DEAD TREE BRANCHES WHICH THREATEN  
AND ENDANGER PUBLIC HEALTH AND SAFETY.

---

CASE NO: CE15111041  
CASE ADDR: 2180 SE 17 ST  
OWNER: NAP 17TH ST MARINA LLC (BLDG) JDM H  
INSPECTOR: JESSIKA EPLEY

VIOLATIONS: 47-19.5.E.7.  
THE FENCE AROUND THIS VACANT LOT ON  
THE NORTH SIDE TOWARDS THE BRIDGE CAN BE DESCRIBED  
AS NOT MAINTAINED IN REASONABLE GOOD REPAIR. THE FENCE  
UPPER POSTS ARE ATTACHED TO TREES, SIGNS, AND POLES.  
THE POSTS ARE PROTRUDING THE UPPER POSTS.

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 9

CASE NO: CE15121183  
CASE ADDR: 1806 SE 14 ST  
OWNER: ROSENBLATT, ALBERT W  
INSPECTOR: JESSIKA EPLEY

VIOLATIONS: 47-19.5.B.1.a.ii.  
LANDSCAPING MATERIAL ON THIS PROPERTY EXCEEDS  
HEIGHT REQUIREMENTS IN THE REAR SETBACK ABUTTING  
THE WATERWAY.

---

CASE NO: CE15121845  
CASE ADDR: 3012 SE 4 AVE  
OWNER: 4B'S HOLDING CO LLC  
INSPECTOR: JESSIKA EPLEY

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES PARKED ON THE LAWN. CONTINUOUS  
PARKING OF VEHICLES ON THE LAWN HAS CAUSED MANY  
AREAS OF GROUND COVER TO DIE.

9-306  
COMPLIED

---

CASE NO: CE16011782  
CASE ADDR: 1457 SW 33 ST  
OWNER: CRISAN, NADIA CARMEN & IOSIF, GABRIEL  
INSPECTOR: JESSIKA EPLEY

VIOLATIONS: 18-12 (a)  
THERE IS TRASH, LITTER, AND DEBRIS SCATTERED ALL  
AROUND THIS MULTI-UNIT PROPERTY INCLUDING BUT NOT  
LIMITED TO A DISCARDED DRYER MACHINE, PICTURE  
FRAMES, AND EXCESSIVE LITTER THROUGHOUT THE GRASS.

18-4 (c)  
COMPLIED.

---

CASE NO: CE16011742  
CASE ADDR: 2356 NW 14 ST  
OWNER: WEAVER, SHIRLEY D EST & WEAVER, CHERYL L EST  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 9-306-  
THERE IS AN OBSCENE GRAFFITI ON THE WEST WALL OF  
THIS VACANT/BOARDED BUILDING.

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 10

CASE NO: CE15100622  
CASE ADDR: 916 NE 16 ST  
OWNER: CARL GROUP LLC  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED  
AND ARE NOT MAINTAINED. THERE IS A BROKEN WINDOW  
PANE ON THE WEST SIDE OF THE PROPERTY.

9-281 (b)  
THE PROPERTY HAS TRASH AND DEBRIS TO INCLUDE BUT  
NOT LIMITED TO; PALLETS, WOOD, AND INTERIOR DOORS  
ON THE PROPERTY/CARPORT.

9-308 (a)  
THE ROOF AT THIS LOCATION IS IN DISREPAIR IN THAT  
THERE ARE BROKEN/MISSING TILES.

9-308 (b)  
THE ROOF AT THIS LOCATION IS STAINED, DIRTY, AND MILDEW.

-----  
CASE NO: CE15121383  
CASE ADDR: 795 E SUNRISE BLVD  
OWNER: 795 EAST SUNRISE LLC  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 47-20.20.E.  
REAR PARKING FACILITY AT THIS BUSINESS IS USED TO  
STORE MERCHANDISE ITEMS, INCLUDING BUT NOT LIMITED  
TO, FURNITURE, TIKIS, CANOPIES, FOUNTAINS. PARKING  
FACILITY IS NOT USED TO PARK MOTOR VEHICLES.

-----  
CASE NO: CE16010605  
CASE ADDR: 1808 NW 25 AVE  
OWNER: LUKEV LLC  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 18-4 (c)  
THERE IS A DERELICT VEHICLE PARK/STORED BACKWARDS ON THE  
LAWN AT THE NORTH SIDE OF THE DRIVEWAY ON THIS PROPERTY,  
INCLUDING BUT NOT LIMITED TO A GRAY HYUNDAI WITHOUT TAG.

9-304 (b)  
THERE ARE VEHICLES PARKED ON THE LAWN AT THE NORTH  
SIDE OF THE DRIVEWAY IN FRONT OF THE PROPERTY.  
-----

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 11

CASE NO: CE16010833  
CASE ADDR: 1905 NW 16 CT  
OWNER: HSBC BANK USA NA TRSTEE  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO WINDOWS COVERED WITH WOOD BOARDS, DOORS HOLD IN PLACE BY WOOD.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS HAVE LOOSE MATERIALS AND NEED TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING COLOR.

9-308 (a)

THERE IS A TARP COVERING THE MAJORITY OF THE ROOF SURFACE ON THE STRUCTURE AT THIS LOCATION, INDICATION THAT THE ROOF IS IN DISREPAIR, NOT WEATHER AND/OR WATER PROOF.

9-308 (b)

THERE IS A TARP COVERING THE MAJORITY OF THE ROOF SURFACE ON THE STRUCTURE AT THIS LOCATION.

9-280 (h) (1)

THE FENCES AT THIS PROPERTY IS IN DISREPAIR, INCLUDING BUT NOT LIMITED TO REAR WOOD FALLING FENCE AND CHAIN LINK FENCE WITHOUT MESH POLES STANDING.

9-280 (g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES IN DISREPAIR AND EXPOSED ON THIS STRUCTURE, INCLUDING BUT NOT LIMITED TO ELECTRICAL METER BOX, DOOR WALL ENTRANCE FIXTURE, ALLOWING FOR EXPOSURE TO THE ELEMENTS, AND CREATING A FIRE, HEALTH AND SAFETY HAZARD TO THE COMMUNITY.

18-12 (a)

COMPLIED

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 12

CASE NO: CE16011162  
CASE ADDR: 1230 NW 15 TER  
OWNER: PRESTEGARD, LISE  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 18-4(c)

THERE IS A DERELICT VEHICLE ON THE PROPERTY  
DRIVEWAY, INCLUDING BUT NOT LIMITED TO BLACK FORD  
EXPLORER WITHOUT TAG AND FRONT END DAMAGED.

47-20.20.H.

THE PARKING LOT ON THIS RESIDENTIAL DWELLING IS  
NOT MAINTAINED, THERE ARE AREAS WITH LOOSE/MISSING  
PAVERS AND/OR GRAVEL NOT COMPLETED.

47-34.1.A.1.

THERE IS A NON-PERMITTED OUTDOOR STORAGE ON THE  
FRONT OF THIS RESIDENTIAL DWELLING, INCLUDING BUT NOT  
LIMITED TO FURNITURE, PAVERS.

-----  
CASE NO: CE16010526  
CASE ADDR: 2511 NW 28 TER  
OWNER: MILLER, RENE M EST  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH AND  
DEBRIS ON THIS PROPERTY.

9-308(a)

THERE IS A TARP COVERING THE MAJORITY OF THE ROOF  
SURFACE ON THE STRUCTURE AT THIS LOCATION,  
INDICATION THAT THE ROOF IS IN DISREPAIR, NOT  
WEATHER AND/OR WATER PROOF.

9-308(b)

THERE IS A TARP COVERING THE MAJORITY OF THE ROOF  
SURFACE ON THE STRUCTURE AT THIS LOCATION.  
-----

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 13

CASE NO: CE16010562  
CASE ADDR: 1432 LAUD VILLAS DR  
OWNER: MOISE, MONA H/E MOISE, GULENE  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 18-4(c)  
THERE IS A DERELICT VEHICLE ON THE PROPERTY  
DRIVEWAY, INCLUDING BUT NOT LIMITED TO GRAY 4  
DOORS TOYOTA COROLLA WITH EXP. TEMPORARY TAG.

---

CASE NO: CE16030531  
CASE ADDR: 1201 N FEDERAL HWY  
OWNER: TSC SUNRISE LTD % SLK REALTY INC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 1:1.7.6.2 FA Trouble  
TROUBLED ALARM IS SHOWING ON THE FIRE ALARM PANEL.

NFPA 1:10.4.4  
THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED  
AND/OR TAGGED IN ACCORDANCE WITH THE CODE.

---

CASE NO: CE16030536  
CASE ADDR: 3500 DAVIE BLVD  
OWNER: PUBLIX SUPERMARKETS INC  
% EXPENSE PAYABLE LEASE TEAM  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 101:7.2.2.5.3.1  
THERE IS STORAGE IN THE EMERGENCY EGRESS STAIRWAY.

---

CASE NO: CE16030544  
CASE ADDR: 1825 NE 26 AVE  
OWNER: JACK CLEO COMPANY LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 1:13.6.9.3.1.1.1 out  
THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND  
TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 12  
MONTHS.

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 14

CASE NO: CE16030625  
CASE ADDR: 3000 N FEDERAL HWY  
OWNER: TIMES SQUARE ADDITION  
% DUNHAM INSURANCE  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 25:13.6.2.1  
THE REQUIRED INSPECTIONS AND OPERATIONAL TESTS  
HAVE NOT BEEN MADE ON THE FIRE PROTECTION SYSTEM  
BACKFLOW PREVENTION DEVICE WITHIN THE PAST 12  
MONTHS.

-----

CASE NO: CE16030634  
CASE ADDR: 217 SW 23 ST  
OWNER: 1600 BRIGHTSTAR LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: MO Sec. 9-313.  
ADDRESS IS NOT POSTED ACCORDING TO THE CODE.

-----

CASE NO: CE16031113  
CASE ADDR: 515 E LAS OLAS BLVD  
OWNER: CENTURY NATL BANK OF FT LAUD  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 25:13.6.2.1  
THE REQUIRED INSPECTIONS AND OPERATIONAL TESTS HAVE NOT  
BEEN MADE ON THE BACKFLOW PREVENTION DEVICE WITHIN THE  
PAST 12 MONTHS.

-----

CASE NO: CE16031116  
CASE ADDR: 3045 N FEDERAL HWY # 26-4  
OWNER: REM PARTNERS LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: F-103.2.5  
UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.  
  
MO Sec. 9-313.  
SUITE NUMBER IS NOT POSTED ACCORDING TO THE CODE.

-----

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 15

CASE NO: CE16031120  
CASE ADDR: 1322 NE 4 AVE # D  
OWNER: LIBERTY FIRST CORP  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: F-103.2.5  
UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY  
INSPECTION.

---

CASE NO: CE16031122  
CASE ADDR: 795 E SUNRISE BLVD  
OWNER: 795 EAST SUNRISE LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 1:13.6.9.3.1.1.1 out  
THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND  
TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 12  
MONTHS.

NFPA 1:11.1.7.6  
EXTENSION CORDS ARE BEING USED AS A SUBSTITUTE FOR  
PERMANENT WIRING.

---

CASE NO: CE15111640  
CASE ADDR: 415 NW 7 ST  
OWNER: TRUST NO 413-415  
LAND TRUST SERVICE CORP TRSTEE  
INSPECTOR: SHELLY HULLETT

VIOLATIONS: 9-280 (b)  
COMPLIED

9-280 (h) (1)  
COMPLIED

9-305 (b)  
THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.  
THE LAND IS ONLY SAND.

9-306  
COMPLIED

---



CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 16

CASE NO: CE15120113  
CASE ADDR: 1433 NW 6 ST  
OWNER: PAPPY, ETHYL M & MOSBY, GWENDOLYN M  
INSPECTOR: SHELLY HULLETT

VIOLATIONS: 47-19.5.D.5.  
THE CONCRETE WALL ON THE PROPERTY IS DAMAGED  
FALLING APART IN NEED OF REPAIR.

---

CASE NO: CE15120402  
CASE ADDR: 915 NW 9 AVE  
OWNER: NEW MOUNT OLIVE MISSIONARY BAPTIST CHURCH INC  
INSPECTOR: SHELLY HULLETT

VIOLATIONS: 18-12(a)  
THIS VACANT FENCED LOT IS BECOMING OVERGROWN WITH  
GRASS, PLANTS & WEEDS, AND LITTERED WITH TRASH AND  
DEBRIS.

---

CASE NO: CE15120958  
CASE ADDR: 1500 NW 6 ST  
OWNER: AL-MADI, ALI  
INSPECTOR: SHELLY HULLETT

VIOLATIONS: 47-20.20.H.  
THE PARKING AREA IS IN DISREPAIR WITH MAJOR  
POTHoles. THE PARKING AREA IS IN NEED OF  
RESEALING, NEW PARKING STRIPES INSTALLED AND  
WHEELSTOPS.

9-278(g)  
THERE ARE MISSING WINDOW SCREENS.

9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE  
PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING  
FASCIA, SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND  
NEED TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING  
COLOR.

9-307(a)  
THERE ARE BROKEN WINDOWS ON THE BUILDING IN NEED  
OF REPAIR OR REPLACING.

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 17

CASE NO: CE15121015  
CASE ADDR: 831 NW 14 WY  
OWNER: SHEA, GEORGE  
INSPECTOR: SHELLY HULLETT

VIOLATIONS: 9-278 (e)  
THE WINDOWS OF THIS DWELLING UNIT ARE SCREWED CLOSED AND  
DO NOT OPEN TO PROVIDE VENTILATION DIRECTLY TO THE  
OUTDOORS.

9-279 (e)  
COMPLIED

9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE NOT MAINTAINED. THE  
SHOWER DOORS IN UNIT 2 ARE NOT SECURE. THEY ARE COMING  
APART FROM THE WALL AND THIS COULD BE A SERIOUS HAZARD.

9-280 (f)  
THE PLUMBING PIPES ARE LEAKING FROM THE BOTTOM OF  
THE BATHROOM SINK, IN UNIT 2

9-280 (g)  
THE ELECTRICAL LIGHT FIXTURE ON THE FRONT OF THIS  
BUILDING IS NOT MAINTAINED IN A GOOD, SAFE WORKING  
CONDITION; IT IS MISSING THE LIGHT BULB.

9-309  
COMPLIED

-----

CASE NO: CE16020205  
CASE ADDR: 518 NW 7 TER  
OWNER: ROBINSON, ERNESTINE  
INSPECTOR: SHELLY HULLETT

VIOLATIONS: 18-12 (a)  
THERE IS OVERGROWTH OF GRASS & WEEDS AND TRASH,  
RUBBISH AND DEBRIS ON THIS OCCUPIED PROPERTY.

-----

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 18

CASE NO: CE15121126  
CASE ADDR: 1412 NW 4 ST  
OWNER: CABRERA, DANIEL & RABEN, ROBERT  
INSPECTOR: SHELLY HULLETT

VIOLATIONS: 18-4(c)  
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE OR ON  
THE PROPERTY.

47-20.20.H.  
THE PARKING AREA IS IN DISREPAIR. THERE ARE MAJOR  
POTHoles IN NEED OF REPAIR. THE PARKING AREA IS IN  
NEED OF RESEALING AND RESTRIPIING.

47-34.1.A.1.  
THERE IS OUTSIDE STORAGE OF INTERIOR FURNITURE  
STORED ON THE FRONT PORCH OF THE PROPERTY.

9-278(g)  
THE WINDOWS ARE MISSING WINDOW SCREENS AND SOME  
WINDOW SCREENS ARE IN DISREPAIR.

9-305(b)  
THERE ARE AREAS OF DEAD AND MISSING GROUND COVER  
NOT MAINTAINED. ALSO THERE IS RUBBISH, TRASH AND  
DEBRIS SCATTERED ABOUT THE PROPERTY.

9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN  
MAINTAINED. THE PAINT HAS BECOME STAINED.  
STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND  
BALCONIES HAVE LOOSE MATERIALS AND NEED TO BE  
PATCHED AND/OR RESURFACED TO MATCH EXISTING COLOR.

FBC 105.1  
withdrawn

---

CASE NO: CE16021029  
CASE ADDR: 721 NW 4 AVE  
OWNER: MERIDAN PARTNERS 2 LLC  
INSPECTOR: SHELLY HULLETT

VIOLATIONS: 18-12(a)  
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS  
OCCUPIED PROPERTY.

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 19

CASE NO: CE15121387  
CASE ADDR: 751 NW 5 ST  
OWNER: NEW MOUNT OLIVE MISSIONARY BAPTIST CHURCH  
INSPECTOR: SHELLY HULLETT

VIOLATIONS: 24-27.(f)  
THE LIDS ON THE DUMPSTER REMAINS OPENED AT ALL  
TIMES.

24-29.(a)  
THE DUMPSTER IS OVERFLOWING WITH TRASH, RUBBISH,  
AND DEBRIS, ALSO TRASH AND DEBRIS IS SCATTERED  
ABOUT THE DUMPSTER ENCLOSURE NOT MAINTAINED.

9-276(c) (3)  
THERE IS EVIDENCE OF BUG INFESTATION IN APARTMENT  
6.

9-280(b)  
THE KITCHEN CABINETS HAS STARTED TO DETERIORATE  
AND ARE IN NEED OF REPLACING IN APARTMENT 6.

9-307(a)  
THERE ARE WINDOWS IN APARTMENT 6 THAT ARE IN  
DISREPAIR UNABLE TO OPEN AND CLOSE.

9-280(f)  
PLUMBING NOT MAINTAINED. THE BATHROOM SINK OF UNIT  
#6 AND #3 ARE IN DISREPAIR AND DO NOT DRAIN  
PROPERLY

---

CASE NO: CE16020172  
CASE ADDR: 2205 NW 4 ST  
OWNER: GIANNINO, ALESSANDRO AYTAKOVA, LEYSEN  
INSPECTOR: SHELLY HULLETT

VIOLATIONS: 18-12(a)  
THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH  
AND DEBRIS ON THIS PROPERTY.

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 20

CASE NO: CE15061185  
CASE ADDR: 2174 NE 55 CT  
OWNER: POMERICO, JOSEPH E & BARBARA A  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.11.2.1  
THE FOLLOWING PERMITS WERE LEFT TO EXPIRE AND THE  
POOL WAS FINISHED. TODAY IT REMAINS WORK WITHOUT  
PERMITS. IT IS A LIFE SAFETY VIOLATION DUE TO THE  
ELECTRICAL SYSTEM HAS NOT BEEN FINALED AND THE  
CHILD BARRIERS HAVE NOT BEEN APPROVED TO COMPLY  
WITH THE FLORIDA CHILD PROTECTION ACT FS515.  
BUILDING PERMIT # 02070275 (POOL)  
PLUMBING PERMIT # 02070276 (POOL PLUMBING)  
ELECTRICAL PERMIT # 02070277 (ELECTRIC FOR POOL)  
ELECTRICAL PERMIT # 03061391 (ELECTRIC FOR POOL  
HOOK UP)

FBC(2010) 110.9  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

-----  
CASE NO: CE15071143  
CASE ADDR: 811 NE 14 PL  
OWNER: MIDDLE RIVER MANOR CONDO  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2014) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY  
ESTABLISHED BY THE BROWARD BOARD OF RULES AND  
APPEALS FOR THE BUILDING SAFETY INSPECTION  
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED  
WITH:  
  
THE REQUIRED 40 OR 50 YEARS BUILDING SAFETY  
INSPECTION REPORTS PREPARED BY A PROFESSIONAL  
ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF  
FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING  
OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT  
TO YOU.

-----

**CITY OF FORT LAUDERDALE**  
**AGENDA**  
**SPECIAL MAGISTRATE**  
**CITY COMMISSION MEETING ROOM - CITY HALL**  
**APRIL 7, 2016**  
**9:00 AM**

Page 21

CASE NO: CE15100908  
CASE ADDR: 800 S ANDREWS AVE  
OWNER: 800 ANDREWS AVENUE CORP  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: 9-240.

SEC. 9-240. - UNLAWFUL TO UTILIZE PREMISES IN VIOLATION OF ARTICLE. NO PERSON SHALL OCCUPY OR LET TO ANOTHER FOR OCCUPANCY, ANY DWELLING OR DWELLING UNIT FOR THE PURPOSE OF LIVING, SLEEPING, COOKING OR EATING THEREIN OR ANY HOTEL, HOTEL UNIT, ROOMING HOUSE OR ROOMING UNIT FOR THE PURPOSE OF LIVING OR SLEEPING THEREIN WHICH, UPON INSPECTION BY AN INSPECTING OFFICER, BASED UPON A WRITTEN NOTICE WHICH HAS BECOME AN ORDER, HAS BEEN DECLARED TO BE IN VIOLATION OF THE PROVISIONS OF THIS ARTICLE. (SEE BELOW) FBC(2014) 111.1.1

USE AND OCCUPANCY. NO BUILDING OR STRUCTURE SHALL BE USED OR OCCUPIED, AND NO CHANGE IN THE EXISTING OCCUPANCY CLASSIFICATION OF A BUILDING OR STRUCTURE OR NATURE OR USE OR PORTION THEREOF SHALL BE MADE UNTIL THE BUILDING OFFICIAL HAS ISSUED A CERTIFICATE OF OCCUPANCY THERE FOR AS PROVIDED HEREIN. SAID CERTIFICATE SHALL NOT BE ISSUED UNTIL ALL REQUIRED ELECTRICAL, GAS, MECHANICAL, PLUMBING AND FIRE PROTECTION SYSTEMS, AND PROVISIONS OF FFPC HAVE BEEN INSPECTED FOR COMPLIANCE WITH THE TECHNICAL CODES AND OTHER APPLICABLE LAWS AND ORDINANCES AND RELEASED BY THE BUILDING OFFICIAL. ISSUANCE OF A CERTIFICATE OF OCCUPANCY SHALL NOT BE CONSTRUED AS AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF THIS CODE OR OF OTHER ORDINANCES OF THE JURISDICTION.

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:  
BUILDING PERMIT #00102022 (NEW 2 STORY OFFICE BLDG RENEWAL 5/10/11 & CHANGE)  
BUILDING PERMIT #06023064 (STE #200 OFFICE SPACE B/O RENEWAL & CHANGE OF)

**CONTINUED**

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 22

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

---

CASE NO: CE15102244  
CASE ADDR: 1920 SW 5 ST  
OWNER: COMMUNITY ACRES ASSOCIATES ATTN: JO  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISH BY THE BROWARD BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---

CASE NO: CE15102296  
CASE ADDR: 3400 NE 34 ST  
OWNER: 3400 INVESTMENT PROPERTY LLC  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISH BY THE BROWARD BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

APRIL 7, 2016

9:00 AM

CASE NO: CE15102301  
CASE ADDR: 4800 NE 20 TER  
OWNER: 4800 FTL MED BDG LLC  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2014) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY  
ESTABLISH BY THE BROWARD BOARD OF RULES AND  
APPEALS FOR THE BUILDING SAFETY INSPECTION  
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED  
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION  
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION  
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR  
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS  
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN  
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

-----  
CASE NO: CE15102326  
CASE ADDR: 1320 NW 23 AVE  
OWNER: UNION CHEMICAL INDUSTRIES CORP  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2014) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY  
ESTABLISH BY THE BROWARD BOARD OF RULES AND  
APPEALS FOR THE BUILDING SAFETY INSPECTION  
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED  
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION  
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION  
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR  
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS  
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN  
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

-----



CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 24

CASE NO: CE15102421  
CASE ADDR: 900 SW 12 ST  
OWNER: RIO NUEVO A CONDO ASSN  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2014) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY  
ESTABLISHED BY THE BROWARD BOARD OF RULES AND  
APPEALS FOR THE BUILDING SAFETY INSPECTION  
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED  
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION  
OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS  
PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT  
REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN  
FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS  
OF THE INITIAL NOTICE SENT TO YOU.

-----  
CASE NO: CE15102428  
CASE ADDR: 4010 GALT OCEAN DR  
OWNER: OCEAN SUMMIT ASSOC INC  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2014) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY  
ESTABLISHED BY THE BROWARD BOARD OF RULES AND  
APPEALS FOR THE BUILDING SAFETY INSPECTION  
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED  
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION  
OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS  
PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT  
REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN  
FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS  
OF THE INITIAL NOTICE SENT TO YOU.  
-----

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

APRIL 7, 2016

9:00 AM

CASE NO: CE15102434  
CASE ADDR: 2170 NE 51 CT  
OWNER: MONTCLAIR GARDENS INC A CONDO  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2014) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY  
ESTABLISHED BY THE BROWARD BOARD OF RULES AND  
APPEALS FOR THE BUILDING SAFETY INSPECTION  
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED  
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION  
OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS  
PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT  
REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN  
FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS  
OF THE INITIAL NOTICE SENT TO YOU.

-----  
CASE NO: CE15102436  
CASE ADDR: 6540 NE 18 AVE  
OWNER: LABELLE HARBOR CONDO ASSN INC  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2014) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY  
ESTABLISHED BY THE BROWARD BOARD OF RULES AND  
APPEALS FOR THE BUILDING SAFETY INSPECTION  
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED  
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION  
OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS  
PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT  
REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN  
FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS  
OF THE INITIAL NOTICE SENT TO YOU.  
-----

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

APRIL 7, 2016

9:00 AM

CASE NO: CE15100907  
CASE ADDR: 4801 N FEDERAL HWY  
OWNER: 4800 FTL MED BDG LLC  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2014) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY  
ESTABLISH BY THE BROWARD BOARD OF RULES AND  
APPEALS FOR THE BUILDING SAFETY INSPECTION  
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED  
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION  
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION  
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR  
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS  
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN  
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

-----  
CASE NO: CE15110225  
CASE ADDR: 101 N FTL BEACH BLVD  
OWNER: SILVER SEAS BEACH CLUB ASSN INC  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2014) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY  
ESTABLISH BY THE BROWARD BOARD OF RULES AND  
APPEALS FOR THE BUILDING SAFETY INSPECTION  
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED  
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION  
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION  
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR  
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS  
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN  
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

-----

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 27

CASE NO: CE15110522  
CASE ADDR: 301 HENDRICKS ISLE  
OWNER: PLACE DES ARTS HOLDING LLC  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMITS WERE LEFT TO EXPIRE AND THE  
POOL CONSTRUCTION WAS FINISHED AND TODAY IT  
REMAINS WORK WITHOUT PERMITS. IT IS A LIFE SAFETY  
VIOLATION DUE TO THE FACT THAT THE ELECTRICAL  
SYSTEM HASN'T BEEN FINALED AND THE CHILD BARRIERS  
HAVEN'T BEEN APPROVED TO COMPLY WITH THE FLORIDA  
CHILD PROTECTION ACT FS515.

BUILDING PERMIT #05071474 (POOL/SPA (SHOTCRETE))

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

-----  
CASE NO: CE15111423  
CASE ADDR: 1920 S OCEAN DR  
OWNER: ATLANTIC TOWERS CORP  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2014) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY  
ESTABLISH BY THE BROWARD BOARD OF RULES AND  
APPEALS FOR THE BUILDING SAFETY INSPECTION  
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED  
WITH:  
  
THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION  
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION  
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR  
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS  
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN  
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

-----

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 28

CASE NO: CE15111726  
CASE ADDR: 2939 BANYAN ST  
OWNER: EL-AD FL BEACH LLC  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND  
THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS  
A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED  
THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA  
BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS  
DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE  
SECTION 116.2.1.3.1.:  
ELECTRICAL PERMIT #07091602 (REPLACE METER CONDO  
PANEL)

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

-----

CASE NO: CE15120082  
CASE ADDR: 424 NW 15 WY  
OWNER: BOLDEN, VIRGIL LEE & BOLDEN, ROSA MAE  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND  
THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS  
A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED  
THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA  
BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS  
DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE  
SECTION 116.2.1.3.1.:  
ELECTRICAL PERMIT #10020174 (SERVICE REPAIR)

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

-----

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

APRIL 7, 2016

9:00 AM

CASE NO: CE15091433  
CASE ADDR: 4300 N OCEAN BLVD # 15P  
OWNER: LIPCHIN, EVGENYA & LIPCHIN, LEONID  
INSPECTOR: FRANK ARRIGONI

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND  
THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS  
A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED  
THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA  
BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS  
DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE  
SECTION 116.2.1.3.1.:  
ELECTRICAL PERMIT #02090127 (#15P ELECT FOR KITCH REMOD)  
BUILDING PERMIT #02090126 (#15P KITCH  
REMOD/CABS/SOFF/DRYWALL/CEILING)  
BUILDING PERMIT #02041729 (SLIDING GLASS DOOR INSTALL SFR)

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

-----  
CASE NO: CE15102553  
CASE ADDR: 1416 NW 11 ST  
OWNER: FANE, FRANCIS SCOT & FANE, JANET MAKI  
INSPECTOR: FRANK ARRIGONI

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND  
THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS  
A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED  
THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA  
BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS  
DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE  
SECTION 116.2.1.3.1.:

ELECTRICAL PERMIT #05012126 (SERVICE CHANGE)

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

-----

## AGENDA

## SPECIAL MAGISTRATE

## CITY COMMISSION MEETING ROOM - CITY HALL

APRIL 7, 2016

9:00 AM

CASE NO: CE15101854  
CASE ADDR: 120 NW 16 ST  
OWNER: NICHOLS, DONALD  
INSPECTOR: FRANK ARRIGONI

## VIOLATIONS: FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:

BUILDING PERMIT #04052162 (AFFORDABLE HOUSING - REPLACE CARPORT)

BUILDING PERMIT #04033034 (REROOF SHINGLE 1000SF & FLAT 200SF)

BUILDING PERMIT #04031940 (REPL 16 WINDOWS 3 DOORS SHUTTERS 16OPENGS)

## FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

-----  
CASE NO: CE15102582  
CASE ADDR: 2855 W COMMERCIAL BLVD  
OWNER: CSH-ING WILLOWOOD LP % INTEGRA REA  
INSPECTOR: FRANK ARRIGONI

## VIOLATIONS: FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:

MECHANICAL PERMIT #05011779 (INSTALL FIRE SUPPRESSION SYSTEM)

## FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

-----

## AGENDA

## SPECIAL MAGISTRATE

## CITY COMMISSION MEETING ROOM - CITY HALL

APRIL 7, 2016

9:00 AM

CASE NO: CE15110135  
CASE ADDR: 3300 NE 42 CT  
OWNER: KNEELEY, ROBERT J JR  
INSPECTOR: FRANK ARRIGONI,

## VIOLATIONS: FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:  
ELECTRICAL PERMIT #05060888 (UPGRADE TO 200 AMPS)

## FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

-----  
CASE NO: CE15111372  
CASE ADDR: 901 NE 2 ST  
OWNER: ARCHDIOCESE OF MIAMI ST ANTHONY CHURCH  
INSPECTOR: FRANK ARRIGONI

## VIOLATIONS: FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:  
ELECTRICAL PERMIT#05100885(INSTALL 25KW GENERATOR BACKUP)  
PLUMBING PERMIT #05100881 (SET 4-420 LP TANKS & RUN SERVICE LINE)  
ELECTRICAL PERMIT 05022543 (NEW FIRE ALARM SYSTEM)-closed 1/29/16.  
ALL EXPIRED PERMITS FOR THIS PROPERTY NOT INCLUDED IN THIS CASE

## FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

-----



CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 32

CASE NO: CE15111373  
CASE ADDR: 1143 NW 18 ST  
OWNER: BRYANT, NAKITTA  
INSPECTOR: FRANK ARRIGONI

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND  
THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS  
A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED  
THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA  
BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS  
DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE  
SECTION 116.2.1.3.1.:  
ELECTRICAL PERMIT 05111164 (EMER REPAIR SERVICE  
ENTRANCE RISER)

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

---

CASE NO: CE15111433  
CASE ADDR: 2894 NE 27 ST  
OWNER: NICHOLLS, CHARLES A CHARLES NICHOLLS  
INSPECTOR: FRANK ARRIGONI

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND  
THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS  
A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED  
THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA  
BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS  
DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE  
SECTION 116.2.1.3.1.:  
ELECTRICAL PERMIT #05121327 (40 KW GENERATOR)

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

---

## AGENDA

## SPECIAL MAGISTRATE

## CITY COMMISSION MEETING ROOM - CITY HALL

APRIL 7, 2016

9:00 AM

CASE NO: CE15111443  
CASE ADDR: 311 NE 14 AVE  
OWNER: DREGELY, QUETA J  
INSPECTOR: FRANK ARRIGONI

## VIOLATIONS: FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:  
ELECTRICAL PERMIT # 05122027 (ELECTRIC HOOKUP FOR GENERATOR)

## FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

-----  
CASE NO: CE15111707  
CASE ADDR: 1901 BAYVIEW DR  
OWNER: ARGUELLES, CESAR A & ARGUELLES, BEATR  
INSPECTOR: FRANK ARRIGONI

## VIOLATIONS: FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:  
BUILDING PERMIT #06070289 (ADD TO SFR: BED & FAMILY ROOM 1300SFT)  
PLUMBING PERMIT 06071008 (PLUMBING FOR ADDITION BEDROOM/FAMILY ROOM BP)  
BUILDING PERMIT 08071216 (INSTALL TIE DOWNS FOR SOLAR WATER HEATER)

## FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

CONTINUED

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

APRIL 7, 2016

9:00 AM

9-240.

SEC. 9-240. - UNLAWFUL TO UTILIZE PREMISES IN VIOLATION OF ARTICLE. NO PERSON SHALL OCCUPY OR LET TO ANOTHER FOR OCCUPANCY, ANY DWELLING OR DWELLING UNIT FOR THE PURPOSE OF LIVING, SLEEPING, COOKING OR EATING THEREIN OR ANY HOTEL, HOTEL UNIT, ROOMING HOUSE OR ROOMING UNIT FOR THE PURPOSE OF LIVING OR SLEEPING THEREIN WHICH, UPON INSPECTION BY AN INSPECTING OFFICER, BASED UPON A WRITTEN NOTICE WHICH HAS BECOME AN ORDER, HAS BEEN DECLARED TO BE IN VIOLATION OF THE PROVISIONS OF THIS ARTICLE. (SEE BELOW)

FBC(2014) 111.1.1

USE AND OCCUPANCY. NO BUILDING OR STRUCTURE SHALL BE USED OR OCCUPIED, AND NO CHANGE IN THE EXISTING OCCUPANCY CLASSIFICATION OF A BUILDING OR STRUCTURE OR NATURE OR USE OR PORTION THEREOF SHALL BE MADE UNTIL THE BUILDING OFFICIAL HAS ISSUED A CERTIFICATE OF OCCUPANCY THERE FOR AS PROVIDED HEREIN. SAID CERTIFICATE SHALL NOT BE ISSUED UNTIL ALL REQUIRED ELECTRICAL, GAS, MECHANICAL, PLUMBING AND FIRE PROTECTION SYSTEMS, AND PROVISIONS OF FFPC HAVE BEEN INSPECTED FOR COMPLIANCE WITH THE TECHNICAL CODES AND OTHER APPLICABLE LAWS AND ORDINANCES AND RELEASED BY THE BUILDING OFFICIAL. ISSUANCE OF A CERTIFICATE OF OCCUPANCY SHALL NOT BE CONSTRUED AS AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF THIS CODE OR OF OTHER ORDINANCES OF THE JURISDICTION.

-----

## AGENDA

## SPECIAL MAGISTRATE

## CITY COMMISSION MEETING ROOM - CITY HALL

APRIL 7, 2016

9:00 AM

CASE NO: CE15111719  
CASE ADDR: 2249 SW 34 WAY  
OWNER: SIMON, KATHLEEN A & PETER ARCORACI, M  
INSPECTOR: FRANK ARRIGONI

## VIOLATIONS: FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:  
ELECTRICAL PERMIT #07031683 (ELECT UPGRADE SFR)  
BUILDING PERMIT 07031635 (SFR FENCE 303 LF 2 GATES)

## FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

-----

CASE NO: CE15111717  
CASE ADDR: 5400 NW 35 AVE  
OWNER: KTR NBROW LLC % PROLOGIS TAX COORDIN  
INSPECTOR: FRANK ARRIGONI

## VIOLATIONS: FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:  
ELECTRICAL PERMIT #14080141 (ELEVATOR RECALL, DEMO AND REMOVE EXISTING ALARM)  
PLUMBING PERMIT # 06061456 (RUN GAS LINE FOR GENERATOR MASTER PERMIT 06061454)

## FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

-----

## AGENDA

## SPECIAL MAGISTRATE

## CITY COMMISSION MEETING ROOM - CITY HALL

APRIL 7, 2016

9:00 AM

CASE NO: CE15111720  
CASE ADDR: 4800 BAYVIEW DR  
OWNER: CORAL TOWERS CONDO ASSN INC  
INSPECTOR: FRANK ARRIGONI

## VIOLATIONS: FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:

ELECTRICAL PERMIT #07062419 (FIRE ALARM SYSTEM UPGRADE)

## FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

-----  
CASE NO: CE15111721  
CASE ADDR: 1100 N FEDERAL HWY  
OWNER: PNC BANK NA % NATIONAL TAX SEARCH L  
INSPECTOR: FRANK ARRIGONI

## VIOLATIONS: FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:

ELECTRICAL PERMIT #07062574 (INSTALL 200 AMP SERV FOR NEW REMEDIATION SYST.)

BUILDING PERMIT #03040713 (INSTALLATION OF BACKLIT ILLUM FASCIA)

ELECTRICAL PERMIT #03040607 (ELECTRIC COMMERCIAL REMODEL CAR WASH)

ALL EXPIRED PERMITS ON THIS PROPERTY ARE NOT INCLUDED IN THIS CASE

## FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

-----

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

APRIL 7, 2016

9:00 AM

CASE NO: CE15111723  
CASE ADDR: 2420 NW 19 ST  
OWNER: PERSAUD, DEVI T  
INSPECTOR: FRANK ARRIGONI

VIOLATIONS: FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:  
ELECTRICAL PERMIT #07091346 (SEVICE UPGRADE)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

-----

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 38

-----  
**VACATION RENTAL**  
-----

CASE NO: CE16010602  
CASE ADDR: 21 NE 23 AVE  
OWNER: LEVY, SUZY  
INSPECTOR: LILLIAN HAUGHTON

VIOLATIONS: 15-272.(a)  
THE PROPERTY AT THIS LOCATION IS BEING UTILIZED AS  
A VACATION RENTAL. THE PROPERTY IS NOT REGISTERED  
WITH THE CITY OF FORT LAUDERDALE, AS REQUIRED.  
THERE IS NO CERTIFICATE OF COMPLIANCE.

-----  
CASE NO: CE16011540  
CASE ADDR: 5921 NE 21 LA  
OWNER: BARONE, ANTONIO H/E ANTONIO BARONE REV LIV TR  
INSPECTOR: LILLIAN HAUGHTON

VIOLATIONS: 15-272.(a)  
THE PROPERTY AT THIS LOCATION IS BEING UTILIZED AS  
A VACATION RENTAL. THE PROPERTY IS NOT REGISTERED  
WITH THE CITY OF FORT LAUDERDALE, AS REQUIRED.  
THERE IS NO CERTIFICATE OF COMPLIANCE.

-----  
CASE NO: CE16012041  
CASE ADDR: 1616 NE 16 TER  
OWNER: BELGRAVE, GORDON G & OLIVEROS, HELGA  
INSPECTOR: LILLIAN HAUGHTON

VIOLATIONS: 15-272.(a)  
THE PROPERTY AT THIS LOCATION IS BEING UTILIZED AS  
A VACATION RENTAL. THE PROPERTY IS NOT REGISTERED  
WITH THE CITY OF FORT LAUDERDALE, AS REQUIRED.  
THERE IS NO CERTIFICATE OF COMPLIANCE.

-----  
CASE NO: CE16012042  
CASE ADDR: 1621 NE 16 TER  
OWNER: REDINGER, ALEJANDRINA SAA & SALGUERO, RICARDO ETAL  
INSPECTOR: LILLIAN HAUGHTON

VIOLATIONS: 15-272.(a)  
THE PROPERTY AT THIS LOCATION IS BEING UTILIZED AS  
A VACATION RENTAL. THE PROPERTY IS NOT REGISTERED  
WITH THE CITY OF FORT LAUDERDALE, AS REQUIRED.  
THERE IS NO CERTIFICATE OF COMPLIANCE.

-----

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 39

---

HEARING TO IMPOSE FINES

---

CASE NO: CE14100288  
CASE ADDR: 630 NW 7 TER  
OWNER: MARATHON PARTNERSHIP INC  
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2010) 105.11.2.1  
BUILDING PERMIT # 13010804 WAS LEFT TO EXPIRE

FBC(2010) 110.9  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVER-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

---

CASE NO: CT15021066  
CASE ADDR: 201 SW 18 AVE  
OWNER: HOLEY, SCOTT E & HOLEY, DAWN R  
INSPECTOR: LINDA HOLLOWAY

VIOLATIONS: 15-28.  
THE TENANT CUTTING EDGE ENGRAVING IS ENGAGING IN  
BUSINESS WITHOUT FIRST OBTAINING A BUSINESS TAX  
RECEIPT.

---

CASE NO: CE15092001  
CASE ADDR: 1800 SE 24 AVE  
OWNER: FISETTE, GARY A EST  
INSPECTOR: JESSIKA EPLEY

VIOLATIONS: 9-305 (a)  
THE LANDSCAPE ON THE SWALE AREA HAS BECOME  
OVERGROWN ENCROACHING ONTO THE SIDEWALK AND  
SPILLING ONTO THE STREET. THE LANDSCAPE IN THIS  
CONDITION IS HINDERING THE SAFE AND CONVENIENT  
VEHICULAR OR PEDESTRIAN MOVEMENT IN THE RIGHT OF WAY.

9-308 (b)  
THE ROOF HAS NOT BEEN MAINTAINED IN A CLEAN  
CONDITION. THE ROOF IS LITTERED WITH LEAVES AND  
DEBRIS FROM NEARBY TREES.

---



CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 40

CASE NO: CE15060489  
CASE ADDR: 555 NW 62 ST  
OWNER: FT LAUDERDALE FALCON HOTEL LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: F-111.1.3  
THE SMOKE CONTROL SYSTEM HAS NOT BEEN CERTIFIED ANNUALLY  
BY A BROWARD COUNTY LICENSED TEST AND BALANCE COMPANY.

---

CASE NO: CE15082268  
CASE ADDR: 3151 NW 66 ST  
OWNER: GANGEMI, JUSTIN MARK D HUNT CUST  
INSPECTOR: MARY RICH

VIOLATIONS: 18-12(a)  
COMPLIED

9-306  
COMPLIED

9-308(b)  
THE ROOF ON THIS OCCUPIED DWELLING IS STAINED WITH DIRT.

---

CASE NO: CE15080358  
CASE ADDR: 901 PROGRESSO DR  
OWNER: URBAN NORTH LLC  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2014) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY  
ESTABLISH BY THE BROWARD BOARD OF RULES AND  
APPEALS FOR THE BUILDING SAFETY INSPECTION  
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED  
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION  
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION  
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR  
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS  
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN  
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 41

CASE NO: CE15081533  
CASE ADDR: 2519 AQUAVISTA BLVD  
OWNER: 2519 AQUA VISTA BOULEVARD LLC  
INSPECTOR: FRANK ARRIGONI

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT WAS LEFT TO EXPIRE AND THE  
POOL WAS FINISHED. TODAY IT REMAINS WORK WITHOUT  
PERMITS. IN ADDITION, IT IS A LIFE SAFETY VIOLATION  
BECAUSE THE CHILD BARRIERS HAVE NOT BEEN APPROVED TO  
COMPLY WITH THE FLORIDA CHILD PROTECTION ACT FS515.  
1. BUILDING PERMIT #00071956 (SWIMMING POOL & PAVER DECK).

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

-----  
CASE NO: CE15090153  
CASE ADDR: 1725 SE 12 ST  
OWNER: LAUDERDALE YACHT CLUB  
INSPECTOR: FRANK ARRIGONI

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND  
THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS  
A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED  
THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA  
BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS  
DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE  
SECTION 116.2.1.3.1.:  
PLUMBING PERMIT # 01080672 (R & R EX FIRE  
LINE/HOSE CABINETS/HOSE AT DOCKS) VOID PERMIT SEE  
09090761  
MECHANICAL PERMIT #01100968 (EQUIPMENT REPLACEMENT  
HVAC:15 TONS)-RENEWED 12/15/15  
PLUMBING PERMIT #14082073 (FIRE SPRINKLERS FOR  
CLUBHOUSE)-void  
ELECTRICAL PERMIT #05120856 (POOL ELECTRIC)

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.  
-----

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 42

CASE NO: CE15051156  
CASE ADDR: 219 S FTL BEACH BLVD  
OWNER: EL-AD FL BEACH CR LLC  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 25-7(a)  
THERE ARE ITEMS THAT HAVE BEEN PLACED ON THE  
SIDEWALK OF THE PROPERTY OBSTRUCTING THE PUBLIC  
RIGHT OF PASSAGE.

---

CASE NO: CE15051157  
CASE ADDR: 225 S FTL BEACH BLVD  
OWNER: L & A BEACH HOLDINGS LLC  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 25-7(a)  
THERE ARE ITEMS THAT HAVE BEEN PLACED ON THE  
SIDEWALK OF THE PROPERTY OBSTRUCTING THE PUBLIC  
RIGHT OF PASSAGE.

---

CASE NO: CE15051160  
CASE ADDR: 229 S FTL BEACH BLVD  
OWNER: EL-AD FL BEACH CR LLC  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 25-7(a)  
THERE ARE ITEMS THAT HAVE BEEN PLACED ON THE  
SIDEWALK OF THE PROPERTY OBSTRUCTING THE PUBLIC  
RIGHT OF PASSAGE.

---

CASE NO: CE15051163  
CASE ADDR: 239 S FTL BEACH BLVD  
OWNER: 237 S FT LAUDERDALE BEACH LLC  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 25-7(a)  
THERE ARE ITEMS THAT HAVE BEEN PLACED ON THE  
SIDEWALK OF THE PROPERTY OBSTRUCTING THE PUBLIC  
RIGHT OF PASSAGE.

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 43

CASE NO: CE15091698  
CASE ADDR: 2321 SW 14 CT  
OWNER: BGDJ CAPITAL LLC  
INSPECTOR: INGRID GOTTLIEB

VIOLATIONS: 18-12(a)  
THERE IS OVERGROWTH ALL AROUND THIS PROPERTY AND SWALE.

---

CASE NO: CE15050526  
CASE ADDR: 2197 N OCEAN BLVD  
OWNER: BAHRAMI, ZAHRA  
INSPECTOR: INGRID GOTTLIEB

VIOLATIONS: 18-4(c)  
COMPLIED

47-20.20.H.  
THE PARKING LOT IS IN DISREPAIR. THE PAVING IS IN  
DISREPAIR IN AREAS. THERE ARE MISSING WHEELSTOPS  
AND FADED AND MISSING STRIPING.

47-34.1.A.1.  
THERE IS OUTDOOR STORAGE AT THIS RMH-60 ZONED MOTEL  
PROPERTY. PER TABLE 47-5.21, THIS IS NOT A PERMITTED  
LAND USE.

9-278(e)  
THERE ARE SEVERAL WINDOWS ON THE BUILDING THAT ARE BLOCKED  
AND ARE NOT ABLE TO OPEN DIRECTLY TO THE OUTDOORS AS  
REQUIRED.

9-278(h)  
THERE ARE WINDOWS MISSING SCREENS.

9-280(b)  
THERE ARE WINDOWS THAT ARE BROKEN AND/OR  
INOPERABLE. THERE ARE BUILDING PARTS IN DISREPAIR.

9-280(g)  
THERE IS ELECTRICAL WIRING AND FIXTURES IN DISREPAIR.

9-306  
THERE IS PEELING AND MISSING PAINT ON THE EXTERIOR  
OF THE BUILDING.

9-313(a)  
COMPLIED

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 44

CASE NO: CE15082025  
CASE ADDR: 3680 SW 16 ST  
OWNER: RHA 2 LLC  
INSPECTOR: INGRID GOTTLIEB

VIOLATIONS: 9-279(e)  
SHOWER ONLY DISPENSES HOT WATER. EVERY SINK,  
BASIN, BATHTUB, AND SHOWER SHALL BE SUPPLIED WITH  
BOTH HOT AND COLD WATER.

9-280(b)  
CEILINGS AND WALLS NOT MAINTAINED IN A SAFE AND  
SECURE CONDITION. THERE SEVERAL AREAS OF CEILING  
AND WALLS THAT SHOW EVIDENCE OF WATER DAMAGED AND  
IN DANGER OF FALLING DOWN.

9-280(f)  
PLUMBING NOT MAINTAINED IN A GOOD, SANITARY  
WORKING CONDITION. THE SHOWER ONLY DISPENSES HOT  
WATER. THE PIPES UNDER THE SINK ARE LEAKING.

9-308(a)  
ROOF NOT MAINTAINED IN A SAFE, SECURE, AND WATERTIGHT  
CONDITION. THERE IS A BLUE TARP ON THE ROOF.

9-276(c) (3)  
PROPERTY HAS EVIDENCE OF INSECT INFESTATION.

---

CASE NO: CE15100662  
CASE ADDR: 1335 SW 26 AVE  
OWNER: MADADI, JAGGA R & POLADI, VEENA K  
INSPECTOR: INGRID GOTTLIEB

VIOLATIONS: 18-12(a)  
THERE IS OVERGROWTH, TRASH, AND DEBRIS ALL AROUND  
THIS PROPERTY.

---

CASE NO: CE16010217  
CASE ADDR: 1335 SW 26 AVE  
OWNER: MADADI, JAGGA R & POLADI, VEENA K  
INSPECTOR: INGRID GOTTLIEB

VIOLATIONS: 9-279(f)  
THERE IS NO WATER SERVICE TO THIS OCCUPIED PROPERTY.

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 45

CASE NO: CE15090841  
CASE ADDR: 1500 NW 7 ST  
OWNER: STARWOOD WAYPOINT TRS LLC  
INSPECTOR: SHELLY HULLETT

VIOLATIONS: 18-7(b)  
THE PROPERTY IS BOARDED WITHOUT FIRST OBTAINING A  
BOARD-UP CERTIFICATE.  
  
47-21.8.A.  
THERE ARE AREAS OF DEAD AND MISSING GROUND COVER  
NOT MAINTAINED.

---

CASE NO: CE15120234  
CASE ADDR: 645 NW 14 AVE  
OWNER: CLAIR, JEROME E H/E CLAIR, JOSEPH & W  
INSPECTOR: SHELLY HULLETT

VIOLATIONS: 18-12(a)  
THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH  
AND DEBRIS ON THIS PROPERTY. ALSO THERE ARE LARGE  
PILES OF DIRT STORED ON THE PROPERTY.

---

CASE NO: CE15121319  
CASE ADDR: 534 NW 23 AVE  
OWNER: FOURPLEX 534 LLC  
INSPECTOR: SHELLY HULLETT

VIOLATIONS: 18-12(a)  
THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH  
AND DEBRIS ON THIS PROPERTY.

---

CASE NO: CE15030313  
CASE ADDR: 513 NE 4 ST  
OWNER: 515 INC  
INSPECTOR: SHELLY HULLETT

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED  
AND NOT MAINTAINED, INCLDUING BUT NOT LIMITED TO  
THE WOOD SIDING HAS BECOME DETERIORATED IN NEED OF  
REPLACING.

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 46

CASE NO: CE15060011  
CASE ADDR: 1500 NW 18 CT  
OWNER: GRAY, GEORGE A LANEKRISTINA L ETAL  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 18-12(a)  
THERE ARE TRASH AND DEBRIS ON THE REAR OF THIS  
PROPERTY.

9-280(h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR, SOUTH  
SIDE IS LOOSE, GATE NOT ATTACHED TO POLE.

9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE  
PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING  
FASCIA, SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND  
NEED TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING  
COLOR.

9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED  
AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO  
WINDOWS COVERED WITH WOOD BOARDS.

18-11(a)  
THE POOL ON THE REAR OF THIS SINGLE FAMILY RESIDENCE  
DWELLING IS FILLED WITH GREEN, STAGNANT WATER, TRASH AND  
DEBRIS. THE POOL IN THIS CONDITION IS A BREEDING PLACE FOR  
MOSQUITOES AND ENDANGERS THE PUBLIC HEALTH, SAFETY AND  
WELFARE OF THE COMMUNITY.

47-20.20.H.  
THE ASPHALT PARKING LOT ON THIS RESIDENTIAL DWELLING  
IS NOT MAINTAINED, THERE ARE AREAS WITH POTHOLES.

---

CASE NO: CE15102131  
CASE ADDR: 1525 NW 18 CT  
OWNER: MORRIS, JOHN W EST  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 9-306-  
THERE IS GRAFFITI ON THE EXTERIOR WALLS OF THIS  
BUILDING, INCLUDING BUT NOT LIMITED THE CARPORT'S WALL.

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 47

CASE NO: CE15100019  
CASE ADDR: 2700 NW 17 ST  
OWNER: 2013 B PROPERTY OWNER LLC  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 9-305 (b)  
THE LANDSCAPING IS NOT BEING MAINTAINED. THERE ARE  
LARGE AREAS OF MISSING GROUND COVER, WHERE THERE  
IS BARE DIRT.

9-304 (b)  
THERE ARE DIFFERENT VEHICLES BEING PARKED ON THE  
GRASS/DIRT SURFACE AT THIS PROPERTY.

18-12 (a)  
THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH  
AND DEBRIS ON THIS PROPERTY AND ON THE SWALE,  
INCLUDING BUT NOT LIMITED TO TREE BRANCHES GROWING  
INTO THE SIDEWALK AND IMPEDING THE PEDESTRIAN  
MOVEMENT.

---

CASE NO: CE15101237  
CASE ADDR: 1801 NW 24 TER  
OWNER: BURKE, WILLIE MAE EST  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED  
AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO  
WINDOWS BROKEN/DISREPAIR.

9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN  
MAINTAINED. THE PAINT HAS BECOME DIRTY AND  
STAINED.

9-279 (f)  
PROPERTY OCCUPIED WITHOUT WATER SERVICE, ALL  
PLUMBING FIXTURES SHALL BE PROPERLY CONNECTED TO  
THE WATER AND SEWER SYSTEMS OF THE CITY.

---



CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 48

CASE NO: CE15102137  
CASE ADDR: 1530 NW 14 CT  
OWNER: CUMMINGS, PHILLIP % CHARLES BERNETT  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 18-4 (c)  
COMPLIED

47-34.1.A.1.

THIS RESIDENTIAL PROPERTY, ZONED RS-8, IS BEING USED FOR THE PURPOSE OF OUTDOOR STORAGE INCLUDING, BUT NOT LIMITED TO, STORAGE OF CONSTRUCTION EQUIPMENT, COMMERCIAL TRUCKS AND MATERIALS. OUTDOOR STORAGE IS NOT WITHIN THE PERMITTED USE FOR PROPERTIES ON THIS ZONE AREAS PER ULDR TABLE 47-5.11.

47-34.4 B.1.

THERE ARE COMMERCIAL TRUCKS PARKED/STORED ON THIS RESIDENTIAL DWELLING BETWEEN THE HOURS OF 9:00 P.M. AND 6:00 A.M.

9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE LAWN.

47-20.20.H.

THE PARKING LOT ON THIS RESIDENTIAL DWELLING IS NOT MAINTAINED, THERE ARE AREAS WITH POTHOLES.

---

CASE NO: CE15090069  
CASE ADDR: 1142 NE 6 AVE  
OWNER: BOSTON AUTO TRANSPORT INC  
INSPECTOR: INGRID GOTTLIEB

VIOLATIONS: 47-19.9.A.2.a.  
THERE IS STORAGE OF GOODS AND MATERIALS ABOVE THE HEIGHT OF THE WALL AT THIS PROPERTY.

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 49

---

RETURN HEARING (OLD BUSINESS)

---

CASE NO: CE15060403  
CASE ADDR: 1800 NW 23 AVE  
OWNER: JPG 1700 LLC  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 18-12(a)  
COMPLIED

47-19.9.A.2.c.  
THERE IS OUTDOOR STORAGE ABOVE THE HEIGHT OF THE  
WALL VISIBLE FROM THE I-95 AND NW 23 AVE.

9-306  
COMPLIED

---

CASE NO: CE15082378  
CASE ADDR: 700 NW 21 TER  
OWNER: FPT FORT LAUDERDALE LLC  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 47-19.9.  
THE ABOVE COMMERCIAL INDUSTRIAL PROPERTY DOES NOT HAVE A  
FULL CONCRETE WALL SURROUNDING THE ENTIRE PROPERTY. THE  
NORTH SECTION OF THE PROPERTY IS SURROUNDED BY A SCREENED  
CHAIN LINK FENCE WHICH NEEDS TO BE REPLACED WITH A  
CONCRETE WALL. ALSO THE EXISTING CONCRETE WALL HAS AN  
EXTENSION OF A SCREENED CHAIN LINK FENCE TO MAKE UP THE  
HEIGHT DIFFERENCE WHICH SHOULD BE ALL CONCRETE.

47-19.9.A.2.a.  
THE STORAGE OF GOODS AND MATERIALS ARE NOT  
COMPLETELY SCREENED FROM VIEW AS THE GATES ARE  
CONSTANTLY OPENED ON THE NORTH AND SOUTH END OF  
THE PROPERTY ALLOWING THE NEIGHBORHOOD TO SEE THE  
PILES OF MATERIAL STORED IN THE YARD, INCLUDING  
BUT NOT LIMITED TO THE MACHINERY THAT IS BEING  
USED INSIDE THE YARD.

9-305(b)  
THE HEDGES IN FRONT OF THE PROPERTY ARE NOT MAINTAINED.  
SECTIONS OF THE HEDGES HAVE DIED AND WERE NEVER REPLACED  
TO MAKE A FULL WELL MAINTAINED HEDGE.

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
APRIL 7, 2016  
9:00 AM

Page 50

CASE NO: CE15090641  
CASE ADDR: 3038 N FEDERAL HWY # M  
OWNER: ROSELLI HOLDINGS VII LLC  
INSPECTOR: FRANK ARRIGONI

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND  
THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS  
A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED  
THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA  
BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS  
DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE  
SECTION 116.2.1.3.1.:

ELECTRICAL PERMIT #02051842 (ELECTRIC FOR SFR)

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

---

<b>INSPECTOR</b>	<b>PAGES</b>
Abin Jose	2
Acquavella, Wanda	
Arrigoni, Frank	29 – 37, 41, 50
Ateek, Grace	
Champagne, Leonard	42, 49
DelRio, Alejandro	5, 6, 7, 39
Epley, Jessika	7, 8, 9, 39
Feldman, Adam	
Gibson, Deanglis	1
Gottlieb, Ingrid	3, 43, 44, 48
Haughton, Lillian	38
Holloway, Linda	3, 4, 39
Hullett, Shelly	15, 16, 17, 18, 19, 45
Kisarewich, Robert	13, 14, 15, 40
Masula, Bobby	1
Oliva, George	20 – 28, 40
Quintero, Wilson	9 – 13, 46, 47, 48, 49
Quintero, Wilson Jr.	
Rich, Mary	2, 40
Roque, Maria	
Viscusi, Sal	
New Cases:	Pages: 1 – 37
Vacation Rental	Page: 38
Nuisance Abatement	Page:
Hearing to Impose Fines:	Pages: 39 – 48
Return Hearing:	Page: 49 – 50
Water Works	Pages: